167.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,300 / 989,300
					USE VALUE:	989,300 / 989,300
					ASSESSED:	989,300 / 989,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHENEFIELD STEPHEN H ETAL/ TRS
Owner 2:	159 PARK AVE REALTY TRUST
Owner 3:	
Street 1:	159 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHENEFIELD STEPHEN H -
Owner 2:	CHETAM CELIA -
Street 1:	159 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,493 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 2166 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12493.000	456,400	4,400	528,500	989,300
Total Card	0.287	456,400	4,400	528,500	989,300
Total Parcel	0.287	456,400	4,400	528,500	989,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.74 | /Parcel: 456.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110677
GIS Ref	
GIS Ref	
Insp Date	12/24/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	456,400	4400	12,493.	528,500	989,300	989,300	Year End Roll	12/18/2019
2019	101	FV	345,700	4400	12,493.	528,500	878,600	878,600	Year End Roll	1/3/2019
2018	101	FV	345,700	4400	12,493.	468,100	818,200	818,200	Year End Roll	12/20/2017
2017	101	FV	345,700	4400	12,493.	392,600	742,700	742,700	Year End Roll	1/3/2017
2016	101	FV	345,700	4400	12,493.	392,600	742,700	742,700	Year End	1/4/2016
2015	101	FV	337,200	4400	12,493.	339,800	681,400	681,400	Year End Roll	12/11/2014
2014	101	FV	337,200	4400	12,493.	328,400	670,000	670,000	Year End Roll	12/16/2013
2013	101	FV	337,200	4400	12,493.	312,600	654,200	654,200		12/13/2012

!12935!

PRINT

Date	Time
12/11/20	02:57:21

LAST REV

Date	Time
07/12/17	08:19:23
mmcmakin	
12935	

USER DEFINED

Prior Id # 1:	110677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHENEFIELD STEP	69305-551		5/19/2017	Convenience	99	No	No		
HOVANNESIAN ALB	37142-283		11/22/2002		596,000	No	No		
	12607-629		3/29/1974			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	628	Re-Roof	13,205		6/9/2015			Strip and re-roof.
9/26/2007	857	Manual	22,825			G9	GR FY09	3 season porch ext
7/17/2007	582	Redo Kit	65,000			G9	GR FY09	RE-DO SUNROOM/WIND

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
12/24/2008	Measured	372	PATRIOT
7/29/2005	Permit Visit	BR	B Rossignol
3/15/2005	OWNR INFO	BR	B Rossignol
3/6/2003	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12493		Sq. Ft.	Site		0	70.	0.60	8			Med. Tr	-5					528,537						528,500	

Total AC/HA:	0.28680	Total SF/SM:	12493	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	528,537	Spl Credit		Total:	528,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13476455
Const Adj.:	0.99989998
Adj $ / SQ:	141.831
Other Features:	80250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560682
Depreciation:	104287
Depreciated Total:	456395

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

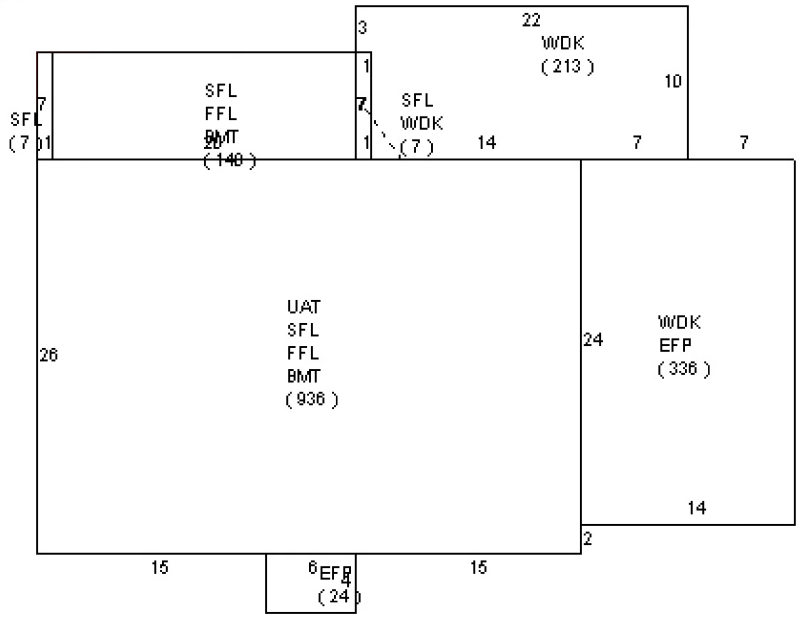
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.62
Special Features:	0	Val/Su Net:	103.92
Final Total:	456400	Val/Su SzAd	210.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,090	141.830	154,596
BMT	Basement	1,076	42.550	45,783
FFL	First Floor	1,076	141.830	152,611
WDK	Deck	556	7.800	4,336
EFP	Enclos Porch	360	34.780	12,522
UAT	Upper Attic	234	56.730	13,275
	Net Sketched Area:	4,392	Total:	383,123
Size Ad	2166	Gross Are	5094	FinArea 2166

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

167.0-0004-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	PR	1940	21.25	T	64	101			3,100			3,100
14	Open Porch	D	Y	1	10X12	A	PR	1940	30.25	T	64	101			1,300			1,300

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400